

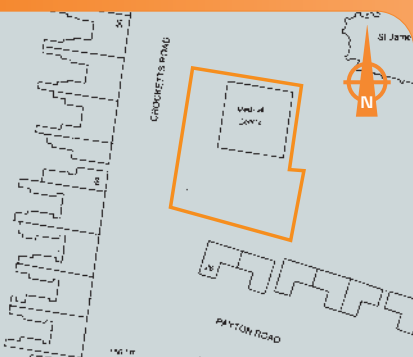
lot 23

**St James Medical Centre, 85 Crocketts Road  
Handsworth, Birmingham, West Midlands B21 0HR**

Rent  
**£32,510**  
per annum  
exclusive

**Modern Medical Centre Investment**

- Let to Doctors
- Rent reimbursed to the tenant by Primary Care Trust (2)
- Includes car parking for approximately 14 cars
- Potential residential redevelopment (subject to consent)
- Six Week Completion Available



**Location**

Miles: 2 miles south-east of West Bromwich  
3 miles north-west of Birmingham  
13 miles south-east of Wolverhampton  
Roads: A34, A41, M5, M6  
Rail: The Hawthornes, Smethwick Rolfe Street,  
Birmingham New Street  
Air: Birmingham International Airport, East Midlands Airport

**Situation**

Handsworth is a diverse and popular residential suburb of Birmingham located between Birmingham and West Bromwich. The property is situated in a residential neighbourhood, on the east side of Crocketts Road which runs directly off the busy Holyhead Road (A41).

**Description**

The property comprises a modern purpose built medical centre, with waiting rooms, consultancy rooms and ancillary accommodation on the ground floor. The property benefits from car parking for approximately 14 cars. The approximate total site area is 0.12 hectares (0.29 acres). There is potential to redevelop the site for residential use (subject to consent).

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Waiting Rooms, Surgery and Office	238 sq m (2,562 sq ft)	<b>DR. RATI, DR. HARDING, DR. BUTLER &amp; DR. HARRIS (1)</b>	30 years from 16/03/1984, on a fully repairing and insuring lease	£32,510	15/03/2014
<b>Totals</b>		<b>238 sq m (2,562 sq ft)</b>			<b>£32,510</b>	

- (1) The St James Medical Centre is part of the Heart of Birmingham Teaching Primary Care Trust area which is one of the four PCTs that make up The Birmingham and Solihull NHS Cluster, which receives over £2.3 billion per year to commission and provide health care for 1.2 million people. (Source [www.nhs.uk/services/14/09/2012](http://www.nhs.uk/services/14/09/2012)). For more information see [www.vitalitypartnership.nhs.uk](http://www.vitalitypartnership.nhs.uk)
- (2) We understand that the tenants as Registered General Practitioners qualify under **The National Health Services Act 1977 The National Health Service (General Medical Services – Premises Costs) (England) Directions 2004** provides for the Primary Care Trust to reimburse for leasehold premises rental costs. A copy of the Directive is available in the legal pack.

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